

172.0

0004

0009.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

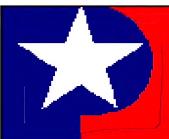
645,200 / 645,200

USE VALUE:

645,200 / 645,200

ASSESSED:

645,200 / 645,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
39		INVERNESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LOOSIAN BRETT	
Owner 2: LOOSIAN-NORIAN KATHERINE E	
Owner 3:	

Street 1: 39 INVERNESS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LEVEILLE ROBERT P & -

Owner 2: LEVEILLE JANET A -

Street 1: 39 INVERNESS RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .086 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3745	Sq. Ft.	Site			0	70.	1.42	6									372,646						372,600	

Total AC/HA: 0.08597

Total SF/SM: 3745

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 372,646

Spl Credit

Total: 372,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

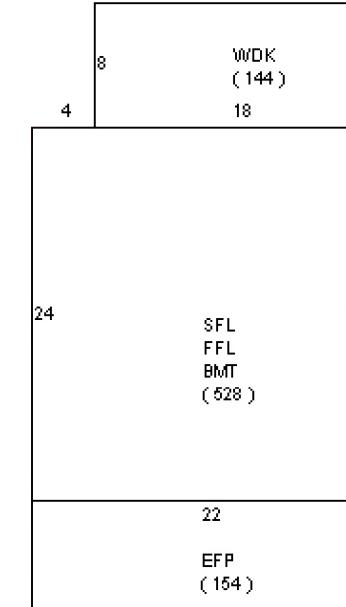
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	RED	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:	1	Rating: Good
OthrFix:		Rating:

COMMENTS

PDAS:

SKETCH

UnSketched Sub-Areas:
FAD, BMT: 100,

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1927
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G13
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood 30%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: GD - Good

18. %

Functional: %

Economic: %

Special: %

Override: %

Total: 18.6 %

CALC SUMMARY

Basic \$ / SQ: 130.00

Size Adj.: 1.35000002

Const Adj.: 0.97320992

Adj \$ / SQ: 170.798

Other Features: 90500

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 334940

Depreciation: 62299

Depreciated Total: 272641

REMODELING**RES BREAKDOWN**

Exterior:

No Unit	RMS	BRS	FL
1	6	3	

Interior:

1	6	3
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Additions:

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Kitchen:

--	--	--

Baths:

--	--	--

Plumbing:

--	--	--

Electric:

--	--	--

Heating:

--	--	--

General:

--	--	--

Totals

1	6	3
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	Basement	628	61.230	38,453	BMT	100	RRM	30	A	
FFL	First Floor	528	170.800	90,182						
SFL	Second Floor	528	170.800	90,182						
EFP	Enclos Porch	154	43.700	6,730						
WDK	Deck	144	12.600	1,814						
FAD	Addition	100	170.800	17,080						
					Net Sketched Area:	2,082	Total:	244,441		
					Size Ad	1156	Gross Area	2082	FinArea	1344

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total: